025.A	0005	0056.1	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	601,900	/	601,900
USE VALUE:	601,900	/	601,900
ASSESSED:	601,900	/	601,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
56		WINDSOR ST, ARLINGTON

OWNERSHIP

Unit #: 1

Owner 1:	FORTESCUE DARREN EDWARD
Owner 2:	
Owner 3:	
Street 1:	56 WINDSOR ST UNIT 1
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	FORTESCUE DARREN & -
Owner 2:	KING STACEY -
Street 1:	56 WINDSOR ST UNIT 1
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1922, having primarily Vinyl Exterior and 1068 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	598,600	3,300		601,900
Total Card	0.000	598,600	3,300		601,900
Total Parcel	0.000	598,600	3,300		601,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 563.58 /Parcel: 563.58

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 313189
GIS Ref:
GIS Ref:
Insp Date: 05/15/18

PREVIOUS ASSESSMENT

Parcel ID: 025.A-0005-0056.1

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	598,600	3300	.		601,900		Year end	12/23/2021
2021	102	FV	581,700	3300	.		585,000		Year End Roll	12/10/2020
2020	102	FV	573,200	3300	.		576,500	576,500	Year End Roll	12/18/2019
2019	102	FV	585,800	3300	.		589,100	589,100	Year End Roll	1/3/2019
2018	102	FV	519,000	3300	.		522,300	522,300	Year End Roll	12/20/2017
2017	102	FV	473,800	3300	.		477,100	477,100	Year End Roll	1/3/2017
2016	102	FV	412,000	3300	.		415,300	415,300	Year End	1/4/2016
2015	102	FV	395,000	3300	.		398,300	398,300	Year End Roll	12/11/2014

!15872!

PRINT

Date	Time
12/30/21	21:31:24

LAST REV

Date	Time
07/13/20	14:32:54
mmcmakin	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 15872

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FORTESCUE DARRE	74852-268	1	6/9/2020	Estate/Div	100	No	No		
CAMPBELL ROSEMA	65686-482		7/7/2015		505,000	No	No		
CAMPBELL ROSEMA	63195-583		1/21/2014	Convenience	99	No	No		
CAMPBELL ROSEMA	63050-5		12/12/2013	Convenience	99	No	No		
KHAN AIDA,	56872-214		5/18/2011		387,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/15/2014	818	Re-Roof	10,730					

ACTIVITY INFORMATION

Date	Result	By	Name
5/15/2018	Measured	DGM	D Mann
3/2/2016	Sales Review	PT	Paul T
7/22/2014	External Ins	PC	PHIL C
9/23/2013	Info Fm Plan	BR	B Rossignol
1/26/2012	NEW CONDO	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	16716
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	8237																

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CND	Total:	Spl Credit	Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1922	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	45.000000000
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		10.8 %

CALC SUMMARY

Basic $ / SQ:	305.00
Size Adj.:	1.35000002
Const Adj.:	0.99980003
Adj $ / SQ:	411.668
Other Features:	68750
Grade Factor:	1.10
NBHD Inf:	1.20000005
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	671103
Depreciation:	72479
Depreciated Total:	598624

COMMENTS

OF=BMT SINK. GLA=1068 SFT..

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 5 | BRs: 2 | Baths: 1 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	2002
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	1
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	543.40
Special Features:	0	Val/Su Net:	560.49
Final Total:	598600	Val/Su SzAd	560.49

SKETCH

UnSketched SubAreas:
GLA: 1068,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,068	411.670	439,661

Net Sketched Area: 1,068 | Total: 439,661

Size Ad 1068 | Gross Area 1068 | FinArea 1068

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 025.A-0005-0056.1

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X10	A	AV	1922	27.50	T	40	102			3,300			3,300

More: N | Total Yard Items: 3,300 | Total Special Featues: | Total: 3,300